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# New Jersey Brownfields Redevelopment Update 2001



*DuPont/General Cable Works Site in Perth Amboy*

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October 2001



## Brownfield redevelopment — a benefit for all municipalities

Successful brownfield redevelopment projects have improved the quality of life in numerous cities across New Jersey in recent years. Historic waterfronts on the Hudson and Delaware rivers are thriving once again as well as our urban centers due to impressive remediation and reuse efforts by developers and local and county officials with guidance from the state.

The New Jersey Department of Environmental Protection and state Legislature have put in place several tools to help interested parties and municipalities to remediate and reuse abandoned or marginally productive contaminated sites. Clear guidance and flexibility for conducting investigations and cleanups, funding to conduct such work and increased liability protections all have contributed to a productive program with tangible results.

It is interesting to note that brownfield redevelopment is not limited to New Jersey's larger cities or urban areas. The fact is that most of New Jersey's 566 municipalities have at least one property that can be considered a brownfield site.

So, while bringing development to long-neglected urban areas is working and benefits abound, brownfield redevelopment also makes sense for other municipalities for a number of sound economic and environmental reasons. It restores property to tax roles. It results in lower development costs due to existing infrastructure. It helps create jobs and improves the quality of life in our communities by making them safer and healthier.

Brownfield sites can include that long-abandoned gas station, the out-of-business dry cleaner, in addition to the industrial complex that closed up years ago and has become rusty and overgrown. These sites do not always pose an immediate threat to public health, so it is not surprising that many of our towns have dealt with other local issues.

We need to view brownfield sites as valuable real estate for a new business to relocate its operations, a recreational opportunity that can benefit the community, or perhaps a mix of residential and commercial use.

Many brownfield sites can become choice real estate when incorporated into a municipal redevelopment plan and combined with incentives offered by various state agencies. Please enjoy learning more about the successful redevelopment projects featured in this report and the many resources dedicated to stimulate environmental cleanup at New Jersey's brownfield sites.

Sincerely,

Robert C. Shinn, Jr.  
Commissioner  
New Jersey Department of  
Environmental Protection



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## Overview

# Investment Potential and Reuse Opportunities Encouraging Cleanup and Redevelopment at New Jersey Brownfields Sites

This is an exciting time in the brownfield marketplace. Brownfield sites previously overlooked for years in New Jersey are now seen as some of the most encouraging in terms of investment potential and reuse opportunities. New Jersey's goal is simple: solving environmental problems and providing businesses a place to locate, create jobs, to build housing and entertainment venues, all without having to go into farmlands, open space and other areas that lack existing infrastructure.

NJDEP is committed to helping parties reuse contaminated sites by ensuring required investigation and cleanup activities, also known as remediation, fit within the overall plans of developers, businesses, local officials and community residents. Municipalities and developers have been actively involved in the program for several years as improved liability protection for these parties emerged along with an ability to quantify and recover some cleanup costs.

This brownfields update not only illustrates several successful redevelopment projects, but also depicts various aspects of the state's remedial program related to assisting parties involved with brownfield site cleanup and reuse. A listing at the end of the report highlights municipalities that have received state funds for remedial work at brownfield sites. These towns work under memorandum of agreements with NJDEP to perform remedial work that results in data required to successfully market such properties to private developers or implement public reuse projects such as community parks.

While NJDEP's focus for brownfields reuse is cleaning up past contamina-

tion, other issues—available infrastructure, transportation, financing, taxes, work force, insurance, community needs and market forces—also impact opportunities for economic redevelopment. A brownfield site inventory developed by NJDEP includes more than 1,300 sites, which is a subset of the complete inventory of sites maintained by the Department's Site Remediation Program, and continues to grow as new projects are identified as brownfield sites.

The Voluntary Cleanup Program facilitates contaminated site cleanups by private parties and municipalities at locations that have become desirable either for redevelopment or to allow a property transaction to occur. The cornerstone of the program is a Memorandum of Agreement that allows a party to voluntarily approach the Department with the intent to investigate and clean up a contaminated site. Each year a portion of these voluntary cleanup agreements the Department approves includes a new group of brownfield projects. Private parties responsible for contamination at a site also have worked with NJDEP to conduct remedial work and effect reuse of a property as a brownfield site. However, these responsible parties operate under different oversight agreements with the Department and liability provisions are not the same for dischargers.

## Voluntary Cleanup Remedial Process

The voluntary cleanup agreement basically is a contract established between the Department and a party electing to perform the work, but it is not an enforcement document. This means that parties can volunteer to conduct cleanups without the threat of





punitive provisions, which in the past may have discouraged such efforts. Specifically, the voluntary cleanup agreements have an out clause, do not require the posting of financial assurances and do not include stipulated penalties. The Procedures for Department Oversight of the Remediation of Contaminated Sites (N.J.A.C. 7:26C) established the oversight mechanisms available at NJDEP, most notably the Memorandum of Agreement.

The Technical Requirements for Site Remediation (N.J.A.C. 7:26E) provide the regulatory framework for which remedial activities outlined in voluntary agreements will be performed. These requirements establish the minimum criteria for performing preliminary assessments, site investigations and remedial actions. With its ground water and surface water remediation standards set for proposal, NJDEP uses soil cleanup criteria and is developing soil cleanup standard regulations.

### Brownfield and Contaminated Site Act

The Brownfield and Contaminated Site Remediation Act signed into law on January 6, 1998 provides for the latest changes in New Jersey's environmental cleanup guidance. The Act, formally part of Senate Bill Number 39 (Public Law 1997, c.278), adds new provisions that advance brownfields cleanup and reuse as part of a comprehensive program for urban redevelopment. The overall law amends the Spill Compensation and Control Act, Industrial Site Recovery Act, Environmental Opportunity Zone Act and other key statutes.

The most important liability provisions of the 1998 law are that it protects buyers not responsible for the contamination at tainted sites from private lawsuits and from having to perform additional cleanup work, both related

to past contamination problems, if they clean up the site in accordance with NJDEP regulations. Such buyers also must not be a party responsible for the site's original pollution problems. In July 1999, the Site Remediation Program adopted amendments to four of its rules to implement the legislation. Further amendments to the Technical Requirements are scheduled to be proposed November 2001 that provide additional clarification to the remedial process.

The brownfield act also established a Brownfields Redevelopment Task Force to coordinate state policy on brownfields redevelopment, including marketing sites, regulatory programs, provision of infrastructure, and redevelopment planning assistance to local governments. The task force includes five members from state agencies, including NJDEP's Site Remediation Program, and six members of the public, and receives staff support from the Office of State Planning. Regular meetings of the Task Force are held quarterly and are open to the public.

### EPA Funded Site Assessment Projects and Grant Recipients

NJDEP is using federal monies to conduct preliminary assessments and site investigations in several cities. Site Remediation Program staff acting as brownfield coordinators also provide site information to local officials who are marketing properties to potential developers.

Moreover, the Department is continuing coordination with 19 cities and counties and one development district that have received federal brownfield grants from the U.S. Environmental Protection Agency. The Department has assigned staff to act as individual coordinators to help local officials deal with the vast issues associated with the remediation and redevelopment of



## Overview

brownfields and the implementation of these grants. The EPA brownfield grant recipients are: Atlantic City, Camden, Elizabeth, Essex County, Gloucester City, Hackensack Meadowlands Development Commission District, Hudson County, Jersey City, Long Branch, Middlesex County, Morris County, Newark, Orange, Paterson, Pennsauken Township, Perth Amboy, Phillipsburg, Somerset County, Trenton and Union County. This process allows the cities and counties to identify and assess various sites and neighborhoods that they would like to see cleaned up and redeveloped as well as develop strategies for continued implementation of brownfield projects.

The cities and counties each received \$200,000 to facilitate this process. The City of Trenton received a showcase community designation from EPA that has brought more than \$1 million in federal funds and support by other federal agencies. Continued Department assistance for these select cities and counties will remain a priority for New Jersey in helping move EPA brownfields pilot projects forward.

Site assessment staff in the Site Remediation Program recently have been developing sampling plans for several properties in the City of Vineland. Soil and ground water sampling is scheduled for 2001 that will provide city officials with relevant data to help quantify any remedial costs associated with redeveloping the properties selected.

### Remediation Loans and Grants

Municipalities may apply for grants and loans up to \$2 million per year for investigation and cleanup activities from the Hazardous Discharge Site Remediation Fund. The New Jersey Economic Development Authority (NJEDA) plays a key role in financing these grants and loans, working with

NJDEP to cover eligible costs and provide loan servicing. Grants are specifically provided to municipalities for a preliminary assessment (PA) and site investigation (SI) when a municipality holds the tax sales certificate, has foreclosed or voluntarily acquired a property for redevelopment. Municipalities may obtain money to proceed with the remedial investigation (RI) if they own the property. If after conducting the PA/SI/RI a municipality wants to conduct the cleanup, low interest loans are available. Using data from these activities, local officials can develop cost estimates of any cleanup work required at a site, thereby improving the property's marketability.

Private parties required to perform remedial activities and individuals who want to conduct such actions voluntarily may qualify for loans of up to \$1 million per year if they are unable to obtain private funding. Since 1994 more than \$43 million in funding has been disbursed to municipalities for more than 500 projects and \$31.9 million to private parties for 251 projects. These monies come from a fund created when the State Legislature supported this effort by dedicating a portion of a state Hazardous Waste Bond issue and a portion of New Jersey's Economic Recovery Fund.

## 2nd Annual Deal Flow Conference

Coming in Spring 2002

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## Reimbursement of Remedial Costs Key to Redevelopment Agreement Process Popularity within Development Community

With the opportunity to recover up to 75 percent of remedial costs and receive liability protections by performing a state approved cleanup, development companies are moving forward with purchasing tainted properties and conducting small and large scale cleanup and reuse projects.

A developer can enter a Redevelopment Agreement with the New Jersey Commerce and Economic Growth Commission and New Jersey Department of Treasury that provides up to a 75 percent reimbursement of remedial costs. This new aspect of the Brownfield and Contaminated Site Remediation Act allows the state to use tax revenue from operations at the redeveloped site to pay a portion of remedial costs.

Thirteen developers have active Redevelopment Agreements with the state for brownfield projects and reimbursements have been issued since the program began. More than 100 other projects are in the preliminary approval stages.

New Jersey is the only state in the nation with this type of reimbursement structure for private parties conducting voluntary cleanups at brownfield sites. Clearly, the state has set an example of how government can partner with the private sector to encourage more cleanups that result in economic growth.

The reimbursement program was established after passage of the Brownfield and Contaminated Site Remediation Act in January 1998. The first reimbursement under the program was announced at the National Brownfields conference in Atlantic City in October 2000 when the same project also received a national Phoenix award for its outstanding brownfield reuse, named the Edison Crossroads Retail Center.

Private developers must operate under NJDEP oversight at a brownfield site and receive a No Further Action determination after all remedial work is completed to allow the Redevelopment Agreement reimbursement process to move forward.

### Redevelopment Agreements Executed

Project Name	Estimated Remediation Costs Eligible for Reimbursement
Bogota Golf Center	\$611,000
BTS Woodbridge	\$1,385,000
Closter Redevelopment Project	\$568,000
Denville Station Plaza	\$200,000
Duraport Marine Rail Terminal	\$8,555,000
East Coast Redevelopment Project	\$546,000
Edison Crossroads Redevelopment Project	\$1,600,000
Holmdel Redevelopment Project	\$1,000,000
Ocean City Redevelopment Project	\$359,000
Salerno Duane Automotive Group	\$360,000
SnowBird Water Corp.	\$200,000
Sybra Inc.-Arby's Woodbury	\$152,000
Willingboro Town Center	\$950,000
Total	\$16,486,000



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## I-Map Brownfields

### New Jersey Develops Interactive Map To Explore Brownfield Opportunities Featuring Internet Access

Information on New Jersey's brownfields is now available through an interactive map on the Internet to promote brownfield development throughout New Jersey.

The interactive mapping tool, called i-MapNJ Brownfields, allows Internet users to consider a range of redevelopment opportunities by exploring various categories of environmental and economic data.

The web address for i-MapNJ Brownfields is <http://njgeodata4.state.nj.us/i-map/brownfields>. It is accessible through the state's main web page at [www.state.nj.us](http://www.state.nj.us) by clicking on the Technology section, and through a hot button on NJDEP's main web page at [www.state.nj.us/dep](http://www.state.nj.us/dep).

NJDEP's Geographic Information System is a computer-based storage and analysis tool that combines diverse information into easily understood maps that are linked to powerful databases.

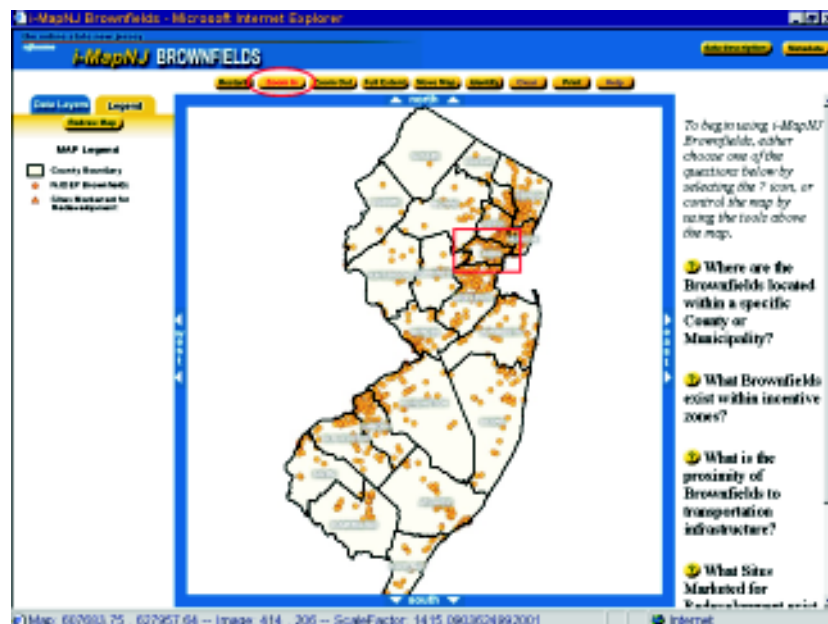
The new mapping tool will help local government agencies, planners and developers identify smart growth opportunities all across the state. As the state continues to add more economic and environmental data to this new service, this website will become a great resource that will further revitalization and reduce sprawl.

The project was developed as a joint effort between NJDEP, the state Office of Information Technology, the New Jersey Office of State Planning, the Governor's Urban Coordinating Council, and the Brownfields Redevelopment Task Force.

Because ease of use was an important goal of the project, persons unfamiliar with the technology can choose from a list of questions to help access information. Questions that can be answered at i-MapNJ Brownfields include: "Where are the brownfields within a specific county or municipality?" "What brownfields exist within incentive zones?" and "What is the proximity of

brownfields to transportation infrastructure?"

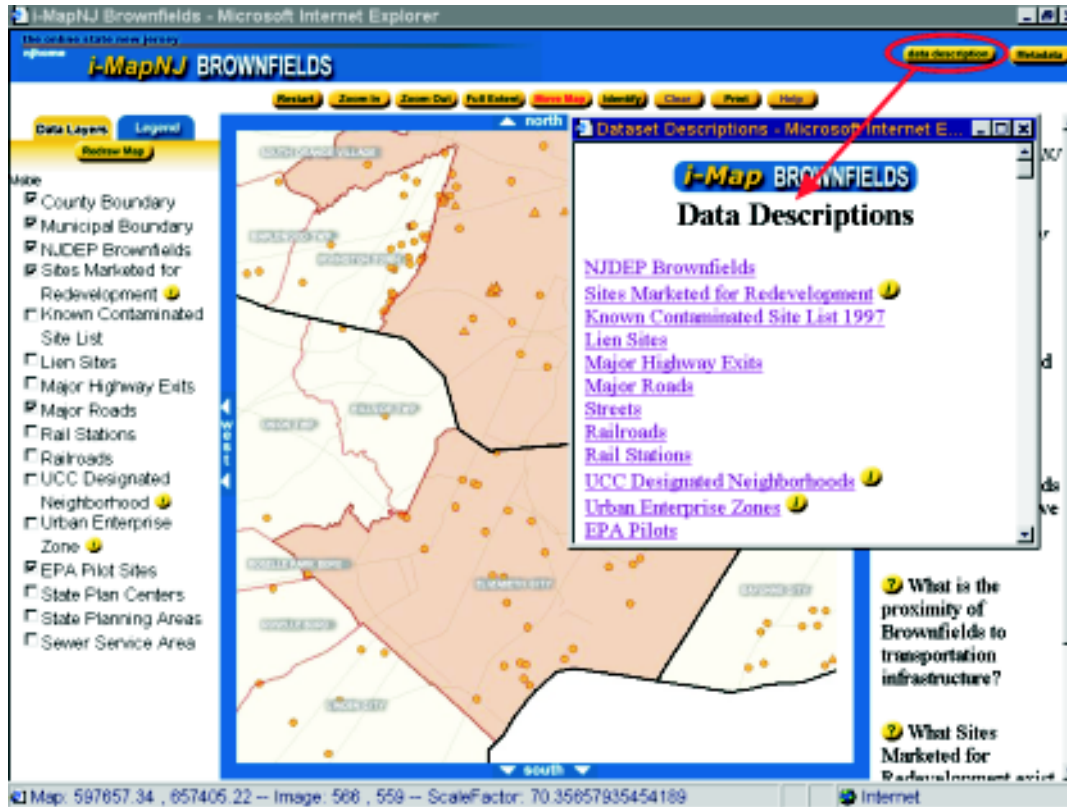
The maps displayed to the left and right focus on brownfield sites in Elizabeth, Union County illustrating data available and an aerial photo of a redevelopment area adjacent to Newark Bay.







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## Statewide Brownfields Efforts

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*Residential properties in Perth Amboy's Harbortown Crossing development represent the first new housing built in eight years for the city. The project will bring more than 1,500 homes during the next few years.*



*The Riverview Center and fast ferry service redevelopment area is slated to provide a commuter ferry slip, big box retail, office space, light industrial facilities and restaurants. As an added bonus, the project will improve the appearance of the gateway to the city, a long awaited upgrade.*





## Perth Amboy FOCUS 2000 Redevelopment Plan Includes Brownfield Component to Revive Historic Waterfront, Improve Local Economy

Perth Amboy's FOCUS 2000 redevelopment plan aims to transform hundreds of acres of abandoned, underused and contaminated land in the city. Creating new businesses, employment opportunities, new housing and recreational assets, which increase the city's tax base, make neighborhoods safer and provide economic stability.

The DuPont/Cable Works is one FOCUS 2000 site where cleanup is underway for new commercial and residential housing. Perth Amboy has received \$722,000 from the state's Hazardous Discharge Site Remediation Fund for remedial work on the 6.3-acre parcels since 1996.

The Landings at Harborside will incorporate the Dupont/Cable Works property as part of its \$600 million mixed-use redevelopment project that includes 2,000 residential units—town houses and mid-rise condominiums. Also, reuse plans include 150,000

square feet of retail space, a community cultural arts center, a public waterfront promenade, new parks and open space on an additional 49-acre tract that is predominantly brownfields.

Nearby, Middlesex County vocational and technical high school, and a satellite campus of Middlesex County College is being constructed on reclaimed brownfields. The project is scheduled for completion in September 2002.

Harbortown Crossing is a privately-developed housing community part of the FOCUS 2000 effort that marks the first new housing development in eight years for the city. Approximately half of the 1,600 residential units are complete with remaining phases to be constructed in the next five years.

Also, the city is looking forward to a commuter ferry slip, new restaurants, additional office space, retail and light industrial facilities along its waterfront

areas.

Improving the appearance of the gateway to the city will help restore pride to this historic area of the state.

(continued on next page)



*Recent Perth Amboy waterfront redevelopment projects include the Harborside Promenade along the Arthur Kill and Raritan Bay shown here at night.*



## 2001 BROWNFIELDS UPDATE

*Commissioner Bob Shinn and Perth Amboy Joseph Vas shake hands after signing an environmental performance partnership agreement that will facilitate brownfield redevelopment projects as Assemblyman Minority Leader Joseph Doria looks on.*

### Statewide Brownfields Efforts



(continued from previous page)

Perth Amboy also became the third municipality in New Jersey to enter NJDEP's Local Environmental Performance Partnership Agreement (PPA) program.

The PPA is a five-year agreement between NJDEP and the local government of Perth Amboy that enables the Department to concentrate its expertise and resources on confronting the many environmental issues and concerns of the city.

The PPA coincides with Perth Amboy's major redevelopment and revitalization effort led by Mayor Joseph Vas. The agreement will help ensure that redevelopment work in Perth Amboy will take place without causing harm to the environment, and keep the air and water clean for present and future residents. A clean environment is a major component to the Mayor's vision of making the city an attractive place to live, work, and learn.

The first step in the agreement is the joint formation of an action plan that addresses the environmental problems of the city and the goals and objectives it hopes to reach. Then, a project schedule is developed to help NJDEP and the city reach their goals in a timely and efficient manner. Some of the initial environmental focus areas of the PPA are brownfield redevelopment, containment of urban sprawl, waterfront development, and water quality.

Although this is the third PPA approved by NJDEP, it is the first to include a reduction of greenhouse gases as an objective of the agreement. The plan identifies strategies to reduce emissions from the combustion of fossil fuels within the city of Perth Amboy.

The first two PPA's NJDEP forged were with the City of Bayonne and Hudson County.



## Providing Waterfront Access in Hoboken



*Revitalizing Hoboken's waterfront along the Hudson River involves both public and private efforts to reclaim areas impacted by soil contamination from past commercial and industrial activity and provide access to pedestrians. Sinatra Park, top, provides opportunities for kayaking and canoeing and other recreational fun. The Castle Point Park redevelopment area, bottom, also will provide waterfront access after construction is complete. In addition, a new fishing pier is part of the Castle Point project that included working with historic fill.*



## 2001 BROWNFIELDS UPDATE

*Campbell's Field is one of the latest brownfield projects along the City of Camden's waterfront. A minor league baseball team, named the Camden Riversharks, opened its season in 2001 at the facility that features views of the Ben Franklin Bridge and the City of Philadelphia across the Delaware River.*

### Statewide Brownfields Efforts



### Historic Camden Waterfront Redevelopment Includes Entertainment, Recreation and Residential Projects Bringing New Jobs and Visitors

Redeveloping the City of Camden's historic industrial waterfront continued to evolve in 2001 with completion of a minor league baseball stadium, college soccer field and community park. These projects compliment previously redeveloped waterfront parcels that now contain the Tweeter Center (formerly Sony Entertainment Center), New Jersey Aquarium and Wiggins Park, a city green space.

The remediation and redevelopment of a 10-acre former industrial facility into a minor league baseball stadium named Campbell's Field is the largest project south of the Ben Franklin Bridge just across the Delaware River from Philadelphia that has come to fruition in 2001.

The new ballpark involved a \$24 million construction project that included \$7 million for remediation costs. Prior to the new venture, Campbell's Field was a vacant, undeveloped parcel

of land that historically housed businesses that included the Campbell Soup Company Plant No. 2, Pennsylvania & Reading Rail Road's Linden Street Freight Station, David Baird & Company's lumber mill and Eavenson & Sons' soap manufacturing company.

Another parcel along the northern waterfront area consisted of the 4.5-acre Palko Continental site, which had ceased wood refinishing, limited brass works and production of custom architectural moldings at its facility. Prior to these operations the site was used as a manufacturing facility of asbestos-wound gaskets. The contaminated site existed in a mixed residential/commercial area and there was little space available for public recreation. The site was cleaned up through an effort of Rutgers University, which constructed a university soccer field for its Camden campus and a community park with a grant from NJDEP's Green Acres Program.



## Statewide Brownfields Efforts

The buildings on the site were demolished, some contamination was removed, but it was not feasible to remove the vast quantity of historic fill. The solution was to construct a cap to prevent human contact with the underlying contamination. The overall construction project cost \$5.2 million. What is most unique here is that the cap is composed of, in part, recycled

material. The cap itself is approximately 18 inches thick, with multiple layers of stone and fabric. The majority of the site has artificial grass as a final covering. This grass, composed of a combination polyethylene-polypropylene mix is impregnated with approximately two inches of recycled black rubber. The rubber is made of 40,000 tires and sneakers.



With these latest brown-field reuse projects completed at the northern end of the Camden waterfront, other actions underway and the Battleship New Jersey set to anchor nearby, visitation to the area is expected to surpass two million in 2002.

*The Camden Aquarium, top photo, also enjoys a waterfront location south of the new ballpark and is a favorite spot for school children from across the region. In the bottom photo, a view from the eighth floor balcony of the Camden Port Center looking north shows the three-story L-3 Communications building to the right, which has been operational for several years. The historic six-story "Nipper" building, located behind the L-3 structure, is now undergoing a conversion to residential use. The "Nipper" building was the original manufacturing facility for the Victor Talking Machine Company and contains 500,000 square feet. This photo was taken in the early stages of construction of Campbell's Field.*





## UST Fields

# Underground Storage Tank Brownfield Pilot Launched by Environmental Protection Agency, Trenton Receives Award

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The U.S. Environmental Protection Agency's (USEPA) Office of Underground Storage Tanks recently launched an UST Fields pilot program to help states address underground storage tanks at idle or commercial properties identified as brownfields. Cleanup of petroleum contamination is generally excluded from coverage under USEPA's brownfield program, therefore, USEPA provided 10 pilot states with up to \$100,000 from its Leaking Underground Storage Tank Trust Fund to cover the costs of petro-

leum cleanups. With the pilot funds, each state is working with brownfield communities to assess, clean up and monitor petroleum-impacted underground storage tanks sites. The cleanup of these sites is removing barriers to reuse and allowing communities to return them to productive use.

New Jersey was selected to participate in the UST Fields pilot project. As part of this effort the City of Trenton, a Brownfields Assessment Pilot and Showcase Community, identified 11 sites that were contaminated with

petroleum while performing its activities as a brownfield pilot. The actual number of sites that will eventually receive funds will be determined by the costs associated with addressing the extent of contamination found. This partnership between USEPA, the State of New Jersey's brownfield program and the City of Trenton demonstrates a successful effort in the cleanup and reuse of these contaminated sites.



*The City of Trenton used USTFields funds to remove several leaking underground storage tanks and clean up contaminated soil from a 1.5-acre property used by several businesses in the capitol city's West Ward. Additional investigation work is underway by the city prior to planned redevelopment of a new firehouse at the site providing a much welcomed improvement for the neighborhood. Federal, state and local officials celebrate the start of the cleanup and reuse project along with neighborhood residents.*





### “Renewing New Jersey’s Brownfields: Repairing the Past, Preparing for the Future” Video Looks at Redevelopment Successes and the Process



This 11-minute video production provides a viewer insight into many successful brownfield renewal projects across the state. Interviews with government officials from former Governor Christie Whitman, now U.S. Environmental Protection Agency administrator, State Senator Henry McNamara, Assemblyman Paul Di Gaetano, and other state agencies, to developers working in Camden, Trenton, Newark and Edgewater outline the state’s brownfields program. The program shows how brownfield redevelopment efforts make neighborhoods safer and provide economic stability to municipalities.

Please take the time to view our new video and join a growing number of parties working to bring development back to our urban areas and cities. The goal is simple: solving environmental problems and providing businesses a place to locate and bring jobs, to create new housing and entertainment opportunities, all without going into farmlands, open space and other areas lacking existing infrastructure.

To view the video (11:20 minutes) visit the Department’s Internet site [www.state.nj.us/dep/srp](http://www.state.nj.us/dep/srp) and look for the brownfields icon.



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### Meeting Community Needs Through Brownfield Cleanups

New business activity, housing or other types of redevelopment can restore the proud heritage of successful enterprise to New Jersey’s historic cities and other locales. Revitalized and safe residential neighborhoods can flourish at these sites or adjacent to them. When the community is involved early and often in the redevelopment process, neighborhood residents and local officials will benefit from and support such endeavors for many years to come. DEP is committed to providing residents and local advocacy groups with

the necessary support to stimulate real community successes.

In neighborhoods with brownfield sites in need of renewal, the people who live and work in that community are going to have their own visions for the future. It is important to bring together not only the parties involved with remediation and redevelopment, but also the individual view and desire of the local community. That’s what makes for a real brownfield success story.



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## Germany Brownfields Partnership

# United States and Germany Brownfield Partnership — A Global Approach to the Sharing of Environmental Strategies on Brownfield Cleanup and Reuse

The cleanup and redevelopment of contaminated sites of hazardous materials is a global concern that requires an integrated approach to mitigate the risks to human health and the environment. Many countries have committed extensive resources to the effort to address environmental, social and economic issues related to cleanup and redevelopment of these contaminated hazardous waste sites. The challenge is how to capitalize on the resources, expertise, and knowledge of countries that are developing solutions to those issues and effectively share this information. It is clear that the successful development of brownfields requires the cooperative efforts of Federal and State agencies as well as private individuals.

In 1990, the U.S. Environmental Protection Agency (EPA) Office of Research and Development (ORD) and the German Federal Ministry of Education and Research (BMBF) established a bilateral working group to gain a better understanding of each country's efforts in the cleanup of hazardous waste sites and to evaluate the effectiveness of innovative technologies being applied at selected sites in each country. The overall objective of the Bilateral Workgroup is for each partner country to gain a comprehensive understanding of the other's approach to remediating hazardous waste sites and evaluating the effectiveness of innovative technologies being applied at these sites.

In April 2001 the workgroup was expanded to include the state of New Jersey's Department of Environmental Protection. This addition will provide feedback and input on brownfield processes and issues from a state

perspective regarding the cleanup and reuse of these contaminated properties. New Jersey's successful brownfield program contains numerous incentives and processes specifically designed to encourage the cleanup and reuse of contaminated properties that are a blight to the urban landscape. The goals of the workgroup meetings are to identify, evaluate, and focus on the barriers to cleanup and redevelopment of contaminated sites in both countries.

Throughout the course of the discussion at the initial meeting it was interesting that both Germany and the U.S./New Jersey have identified similar obstacles to the cleanup and redevelopment of abandoned contaminated properties. The lack of predictable benefits such as economic, ecological and social benefits to the area surrounding a brownfield site were also identified as issues to be addressed as the process moves forward. Specifi-



cally, issues of urban sprawl, revitalization of the cities and the development of incentives to promote this aspect of cleanup and redevelopment, liability, and identification and marketing of brownfield sites.

Both countries agreed to initiate the development of training, guidance materials, workshops and resource websites that can be used by all interested parties to facilitate the cleanup and reuse of contaminated properties.

Brownfield redevelopment is a way to enhance sustainable urban development and includes the following presumptions:

- Prevent further land consumption
- Prevent growing financial burdens for the citizens through the use of available infrastructure

- Stabilization and broadening the municipal tax base
- Economic and social revitalization of negatively affected communities
- Enhancing the quality of life in cities
- Brownfields as “experimental stages” — chances for innovative sustainable projects

With agreement from all participants on the Technical Bilateral workgroup, the Phase III workplan implementation is moving forward.



*Landschaftspark Duisburg-Nord is a former industrial site reused as a park and enjoyed by area residents. It represents a creative and innovative reuse strategy by German environmental officials.*





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## Remedial Process

### Key Site Reuse Questions for Municipal Officials and Developers:

*What is the planned use or redevelopment goal for the site?*

- Residential
- Commercial
- Industrial
- Mixed Use

*What is the cleanup objective for the site?*

- Unrestricted
- Limited Restricted (Institutional Controls)
- Restricted (Institutional and Engineering Controls)
- Full Site No Further Action

### NJDEP Oversight Offices:

■ **Bureau of Field Operations:** Performs initial evaluations of MOAs. Through two field offices statewide, oversees remedial activities by private parties at sites under MOAs.

■ **Responsible Party Case Element:** Oversees MOAs and other cases with private parties at sites with more complex contamination problems. Loans and grants are processed through the Environmental Claims Administration

### Primary State Remediation Statutes

Brownfield and Contaminated Site Remediation Act (NJSA 58:10B)  
Industrial Site Recovery Act (NJSA 13:1K-6)  
Spill Compensation and Control Act (NJSA 58:10-23.11)  
Solid Waste Management Act (NJSA 13:1E)  
Underground Storage of Hazardous Substances Act (NJSA 58:10A-22)  
Water Pollution Control Act (NJAC 58:10A-1)

### Primary State Remediation Regulations/Criteria

Ground Water Quality Standards (NJAC 7:9-6)  
Industrial Site Recovery Act Regulations (NJAC 7:26B)  
Oversight of the Remediation of Contaminated Sites (NJAC 7:26C)  
Soil Cleanup Criteria (2/94)  
Surface Water Quality Standards (NJAC 7:9B)





### Basic Remedial Steps

- **Memorandum of Agreement (MOA):** A written agreement between NJDEP and one or more persons concerning remedial activities planned for a site. It is not an enforcement document and does not require financial assurances or stipulated penalties.
- **Preliminary Assessment (PA):** Identifies all potentially contaminated areas of concern (including historic) that will require a site investigation.
- **Site Investigation (SI):** Determines if any contaminants are present above applicable remediation standards/criteria or if no further action is justified for the areas of concern identified in the preliminary assessment.
- **Remedial Investigation (RI):** Entails gathering data necessary to determine the nature and extent of problems at the site, establishing the remedial response criteria and identifying remedial action alternatives.
- **Remedial Action (RA):** The physical action consistent with the selected remedy to correct a release or threatened release of a hazardous substance into the environment. The term, often referred to as a cleanup action or construction project, includes but is not limited to: confinement, dredging, neutralization, recycling, removal, reuse and storage or treatment of hazardous substances. Other actions include providing alternate water supplies.
- **Remedial Investigation/Action Workplan:** A detailed schedule and explanation of all investigation or cleanup activities planned for a site.
- **No Further Action (NFA)/Covenant Not to Sue:** A determination by NJDEP that, based upon evaluation of the historical uses and/or investigation of a site or subsite, there are no contaminants present, or that any discharged contaminants that were present at the site or subsite have been remediated in accordance with applicable regulations.
- **Classification Exception Area (CEA):** This designation must be established as part of an approved remedy whenever standards applicable to ground water in a specific area, which vary throughout the state, are not or will not be met for the term of the remediation. The intent of a CEA is to ensure that the uses of a designated aquifer in a specific area are restricted until standards are achieved.
- **Deed Notice:** Properties must be restricted when contamination will remain above the residential soil cleanup criteria. A notice requires a property owner's concurrence and documents the location and concentration of all contaminants and how they must be controlled or maintained and monitored, if applicable.
- **Oversight Costs:** Costs incurred and recovered by NJDEP for providing guidance and approval of privately conducted and funded remedial activities at contaminated sites.

*NJDEP site assessment staff survey a municipally-owned brownfield site in Vineland City. Locations are marked out where soil and ground water samples will be collected on site as part of a USEPA-funded brownfield assessment. The samples will be analyzed for volatile organics, semivolatile organics, pesticides/PCBs, metals and petroleum hydrocarbons. The testing provides local officials with data they need to quantify remedial costs associated with redeveloping the property for future reuse.*



**2001**  
BROWNFIELDS  
UPDATE

## National Phoenix Awards

### New Jersey Brownfield Projects Receive National Phoenix Awards Showcasing Excellence in Cleanup and Redevelopment

The Phoenix Awards were created in 1997 to recognize individuals and groups who are working to solve the critical environmental problem of transforming abandoned industrial areas into productive new uses. The awards honor individuals and groups

that have implemented innovative, yet practical, programs that remediated environmental contamination at brownfield sites and simultaneously stimulated economic development and job creation or retention. New Jersey projects have received Phoenix Awards in



*The first New Jersey brownfield site to receive a Phoenix Award was a waterfront redevelopment project in the capital City of Trenton involving a 31-acre former steel plant, pictured above, that was turned into a successful commercial complex along the Delaware River. The project features a restaurant and entertainment facility, pictured, as well as a minor league baseball stadium, office buildings and open space.*



each of the last three years and are featured in photographs on pages 22-25.

The awards seek to showcase these successful solutions and publicize these premier redevelopment projects as models for other communities around the country. The awards are presented each year at the National Brownfields Conference. One winner is selected

from each of USEPA's 10 regions and additional special winners will be selected for their innovative techniques, cooperative multiple party efforts and community impacts. Recognition is given to both small entities as well as large. These excellent brownfield projects are further showcased on the Internet at [www.phoenixawards.org](http://www.phoenixawards.org).

(continued on next page)



*The Edison Crossroads project received a national Phoenix Award in 2000 for its large-scale commercial project along Route 1 in Middlesex County. The redevelopment project included excavation and removal of contaminated soil and underground storage tanks and buildings. Previously the site housed a steel tubing and floor tile manufacturing facility that had been dormant for several years.*



# 2001 BROWNFIELDS UPD A T E

## National Phoenix Awards

(continued from previous page)

Two New Jersey brownfield projects received Phoenix Awards in 2001 at the national Brownfields Conference in Chicago. A Community Impact Award was presented to the City of Trenton and the developers of the U.S. Route 1 Commerce Center, a 78,800 square foot industrial park on 11 acres of city property. Formerly the location of

Crane Pottery works, a large porcelain manufacturing facility that closed in the late 1960s, the city worked with both NJDEP and USEPA to address environmental contamination and market the location to developers. The first factory on the Crane site, a 10,000 square foot facility for ANA Design, a candle manufacturer, opened its doors in early 1998, while six additional businesses

have opened in adjacent buildings at the Commerce Center. The businesses located at the former Crane site have generated 72 full time jobs and 11 part-time jobs.

*Fastenal is located in one of the many buildings that form the U.S. Route 1 Commerce Center, a 78,800 square foot industrial park on 11 acres of city property across the street from a residential neighborhood. A Community Impact Award was presented to the City of Trenton and developers of the brownfield project that reclaimed a former porcelain factory.*



*Pictured at the September 2001 National Brownfields Conference in Chicago where a Phoenix Community Impact award was presented for the U.S. Route 1 Commerce Center project are representatives of developer L&F Urban Renewal Properties, City of Trenton, NJDEP, USEPA, Pennsylvania Department of Environmental Protection and other selection committee members.*







The OENJ Elizabeth Metro Center in Elizabeth received a Phoenix Award for the best project in USEPA's Region II that also includes the State of New York. Known as the Jersey Gardens Mall today, the massive retail outlet center opened in October 1999 after six years of planning and coordination with various state, county and local agencies. Located on a 126-acre former landfill that was capped with recycled materials, Jersey Gardens Mall provides millions in annual tax benefits for the area and 5,000 job opportunities at the 1.3 million square

foot location. The site is located near New Jersey Turnpike Exit 13A within the city's urban enterprise zone. Roadways and other land parcels adjacent to the mall site required major road improvements and separate landfill remediation by several state agencies to provide access. An adjacent 20 acres also is under development by OENJ/Cherokee as an office complex on Newark Bay under NJDEP oversight.



*The sleek, modern design inside Jersey Gardens Mall greets the many shoppers visiting the retail shops and food court. A wetland restoration project was completed adjacent to the mall along Newark Bay that attracts frequent visits from a diverse mix of wildlife.*



## 2001 BROWNFIELDS UPDATE

### NOTE:

The Contact information has been updated to reflect changes since the print publication of this report. Thus, this section will differ from the print edition.

SRP  
Oct 2002

## Brownfield Contacts

*NJDEP hosts quarterly meetings at its Trenton headquarters with various municipalities and counties involved with brown-field projects and USEPA's pilot program to stimulate problem solving. Other state and federal agencies also participate to identify additional resources available.*



## Brownfield Contacts

### NJDEP Site Remediation Program

Administers Voluntary Cleanup Program and jointly administers Hazardous Discharge Site Remediation Fund with NJEDA.

Contact: Judy Shaw, Brownfield Administrator, (609) 292-1251  
<http://www.state.nj.us/dep/srp>

### NJDEP Permit Coordination

This office assists with identification of all required permits for development, coordinates with the Site Remediation Program and establishes a schedule for permit acquisition.

Contact: Jeanne Mroczko  
(609) 292-3600

### Department of Community Affairs

The Office of Smart Growth assists in coordinating brownfield projects and activities among state agencies.

Contact: Frances Hoffman  
(609) 292-3096

### Commerce and Economic Development Commission

The Urban Enterprise Zone and Brownfield Redevelopment Reimbursement programs are two significant incentives administered by the Commission.

Contact: Kelly Woods  
(609) 633-8005

### Hazardous Discharge Site Remediation Fund

NJEDA and NJDEP jointly administer the Hazardous Discharge Site Remediation Fund.

Contact: Mike Sylvester, Public Lending, Investment Banking Division, NJEDA  
(609) 292-0350

Contact: Adam Mkerji, Commercial Lending Division, NJEDA  
(609) 292-0187

Contact: Colleen Kokas, ECA, NJDEP  
(609) 633-0719

### NJ Redevelopment Authority (NJRA)

NJRA partners with community-based organizations, developers and business to leverage its resources to formulate redevelopment projects to increase economic opportunities in 67 designated urban municipalities.

Contact: Laurie Sheppard  
(609) 292-3739

### Department of Transportation

The Department of Transportation works in conjunction with NJDEP looking at projects that implement the State Plan (urban centers receive priority) and offers technical assistance and support to UCC communities (priority funding).

Contact: Susan Weber  
(609) 530-2879

Contact: Susanna Harrington  
(609) 530-6555

## Brownfield Municipal Grant Recipients

### Hazardous Discharge Site Remediation Fund Approvals by NJDEP/NJEDA



**2001**  
BROWNFIELDS  
UPDATE

#### Grants Spur New Brownfield Projects Since 1994

*Municipalities can qualify for up to \$2 million per year in total grant and loan assistance for all projects within their boundaries. The location of the HDSRF grant sites demonstrates that environmental reclamation is a challenge shared state-wide.*

*Municipalities across the state use the HDSRF program to reclaim and restore sites. In addition, no matter what their size, they share two attributes that make them suitable for the program. They are believed to be environmentally damaged and they offer real opportunities for redevelopment if they can be cleaned up.*

#### Recent HDSRF Grant Highlights

##### Atlantic County

■ Egg Harbor City received \$32,158 to complete remedial investigation of a site at 27 White Horse Pike that will be part of the city's Gateway Development Plan and will be used either for commercial or industrial purposes when reclaimed. The city previously received two HDSRF grants totaling almost \$183,000 for investigation and remediation of the site.

*(Note: Not all counties are highlighted in these examples.)*

Application Name	Municipality	Amount
<b>Atlantic County</b>		
Atlantic City	Atlantic City	\$28,689
Borough of Buena (Mazoni Food and Produce)	Buena Boro	\$102,187
Borough of Buena (Vineland Wax Specialties Factory)	Buena Boro	\$415,263
Borough of Buena (Vineland Wax)	Buena Boro	\$50,672
Borough of Buena (Vineland Wax)	Buena Boro	\$94,214
Borough of Buena (Vineland Wax) #2	Buena Boro	\$98,917
City of Atlantic City (Melrose Avenue Site)	Atlantic City	\$86,188
City of Atlantic City (N. Maryland Avenue)	Atlantic City	\$23,229
City of Atlantic City (N. Michigan Avenue)	Atlantic City	\$7,315
City of Atlantic City (N. Tennessee Avenue)	Atlantic City	\$23,350
City of Atlantic City (North Riverside Drive Site)	Atlantic City	\$94,888
City of Egg Harbor (Antwerp Avenue #1)	Egg Harbor City	\$6,429
City of Egg Harbor (Antwerp Avenue #2)	Egg Harbor City	\$6,429
City of Egg Harbor (Antwerp Avenue #3)	Egg Harbor City	\$94,174
City of Egg Harbor (Armondo Policastro Site)	Egg Harbor City	\$151,840
City of Egg Harbor (Armondo)	Egg Harbor City	\$31,000
City of Egg Harbor (Former Asphalt Plant)	Egg Harbor City	\$86,188
City of Egg Harbor (Stiteler Property)	Egg Harbor City	\$72,515
City of Pleasantville (106 N 4th Street)	Pleasantville City	\$8,375
City of Pleasantville (Former Boat Yard)	Pleasantville City	\$79,949
City of Pleasantville (Former High School)	Pleasantville City	\$68,645
City of Pleasantville (Glen Stewart Property)	Pleasantville City	\$63,293
City of Pleasantville (Janesky's Tire)	Pleasantville City	\$60,130
City of Pleasantville (Reading Avenue)	Pleasantville City	\$8,375
City of Pleasantville (Tremont Avenue)	Pleasantville City	\$33,897
Galloway Township (Germania Fruit Growers Union)	Galloway Twp.	\$79,213
Hamilton Township ( Fenwick Hicks Property )	Hamilton Twp.	\$81,513
Town of Hammonton (548 North White Horse Pike)	Hammonton Town	\$356,746
Town of Hammonton (C&B Custom Millwork)	Hammonton Town	\$85,590
Town of Hammonton (Charlies Auto Body)	Hammonton Town	\$82,405
Town of Hammonton (Former Gulf Station)	Hammonton Town	\$83,449
Town of Hammonton (Former Policastro Site)	Hammonton Town	\$73,759
Town of Hammonton (Mobile Station)	Hammonton Town	\$83,845
Town of Hammonton (Modern Clothing, Inc.)	Hammonton Town	\$85,591
Town of Hammonton (Valerio Property)	Hammonton Town	\$87,010
Town of Hammonton (Westend Auto Recycling)	Hammonton Town	\$79,565
Township of Galloway (Emmells Septic Landfill)	Galloway Twp.	\$47,470
Township of Galloway (White Horse Pike)	Galloway Twp.	\$39,253
Township of Hammonton (401-453 11th Street)	Hammonton Town	\$11,620
Township of Mullica (Joseph Perona Scrap Yard)	Hammonton Town	\$164,996
Totals for Atlantic County: 40 Projects		\$3,238,176
<b>Bergen County</b>		
Borough of Edgewater (Hillside Property)	Edgewater Boro	\$134,738
Borough of Edgewater (Rivers Edge Property)	Edgewater Boro	\$128,124
Borough of Lodi (Euro-American Enterprises)	Lodi Boro	\$72,215
Borough of Lodi (Gulf Station)	Lodi Boro	\$79,565
Borough of Midland Park (Dept. of Public Works)	Midland Park Boro	\$41,310
Borough of Northvale (Danzig Floor Machine)	Northvale Boro	\$496,827
Borough of Northvale (Delux Cleaners)	Northvale Boro	\$8,375
Borough of Northvale (Tect, Inc. aka Danzig Floor)	Northvale Boro	\$270,871
Borough of Northvale (Tect, Inc. aka Danzig Floor)	Northvale Boro	\$68,960
Borough of Northvale (Tect, Inc. aka Danzig Floor)	Northvale Boro	\$350,019
Borough of Northvale (TECT, Inc.)	Northvale Boro	\$52,352
Borough of Wallington (Garfield Molding Company)	Wallington Boro	\$110,135
City of Garfield (Westervelt Place)	Garfield City	\$38,810
City of Hackensack (1000 Main Street)	Hackensack City	\$39,350
City of Hackensack (291-295 State Street Site)	Hackensack City	\$79,250
City of Hackensack (Eval. Oil Corporation)	Hackensack City	\$95,499
Township of Mahwah (Industrial Avenue)	Mahwah Twp.	\$53,151
Totals for Bergen County: 17 Projects		\$2,119,551





# 2001 BROWNFIELDS UPDATE

## Bergen County

■ Northvale received \$376,372 for remedial investigation of a two-acre site at 254 Livingston Avenue that the borough intends to redevelop for light industrial or commercial use. The site has confirmed soil contamination believed to be the result of buried drums and has been the subject of prior grants totaling \$1.2 million.

## Burlington County

■ Willingboro received \$76,751 for remedial work it performed at Willingboro Plaza, a 56-acre former commercial shopping mall located along Route 130 that was plagued by the presence of underground storage tanks, soil contamination and asbestos. Recently, Merck-Medco constructed a 240,000-square-foot mail-order pharmacy distribution facility on 17 acres of the site. The project developer, ReNEWal, also will construct a 40,000-square-foot library on the site for the Township. The next stage of the brownfield redevelopment project is the creation of a Willingboro Town Center, an approximately 700,000-square-foot mixed-use community.

## Camden County

■ Barrington received \$15,960 for remedial investigation of an abandoned site at 181 East Gloucester Pike that the borough intends to redevelop for commercial

(continued on next page)

## Brownfield Municipal Grant Recipients

Application Name	Municipality	Amount
<b>Burlington County</b>		
Borough of Pemberton (Former Gas Station)	Pemberton Boro	\$60,504
Borough of Pemberton (Former Gas Station)	Pemberton Boro	\$18,035
City of Burlington	Burlington City	\$42,668
City of Burlington (Burlington Mart)	Burlington City	\$69,336
North Hanover Township (Pemsco Property)	North Hanover Twp.	\$91,850
Township of Bass River (B&B Hawthorne Service Center)	Bass River Twp.	\$21,537
Township of Cinnaminson (Suburban Leasing Comp.)	Cinnaminson Twp.	\$8,375
Township of Delanco (Former Brunetti Property)	Delanco Twp.	\$29,393
Township of Delran (Riverside Industrial Services)	Delran Twp.	\$3,635
Township of Delran (Riverside Industrial Services)	Delran Twp.	\$6,826
Township of Edgewater Park (Cassidys Junkyard)	Edgewater Park Twp.	\$58,255
Township of Florence (2065 Rte 130 S)	Florence Twp.	\$6,990
Township of Florence (301-309 W Front St)	Florence Twp.	\$6,990
Township of Florence (715 West 2nd St)	Florence Twp.	\$6,990
Township of Moorestown (Hollingshead Property)	Moorestown Twp.	\$3,128
Township of Moorestown (Hollingshead Property)	Moorestown Twp.	\$45,371
Township of Moorestown (Hollingshead Property)	Moorestown Twp.	\$36,591
Township of Mount Holly (Holly Chemical)	Mount Holly Twp.	\$13,100
Township of Pemberton (Ballard's Used Cars)	Pemberton Twp.	\$12,287
Township of Pemberton (TLJ Oil Company)	Pemberton Twp.	\$49,985
Township of Willingboro (Willingboro Shopping Plaza)	Willingboro Twp.	\$76,751
Twp of Edgewater Park (Cassady)	Edgewater Park Twp.	\$56,610
Totals for Burlington County: 22 Projects		\$725,207
<b>Camden County</b>		
Borough of Barrington (Custom Art Metal Facility)	Barrington Boro	\$7,850
Borough of Barrington (Custom Arts Metal Facility)	Barrington Boro	\$22,918
Borough of Lindenwold - Sherwin Williams Site	Lindenwold Boro	\$55,555
Borough of Lindenwold (Industrial Park Site)	Lindenwold Boro	\$33,709
City of Camden (29th Street & Pleasant Avenue)	Camden City	\$95,542
City of Camden (Abandoned Factory Site)	Camden City	\$99,338
City of Camden (Abandoned Factory)	Camden City	\$90,221
City of Camden (ABC Barell Company)	Camden City	\$133,128
City of Camden (Arlington House)	Camden City	\$45,350
City of Camden (Bontevoglio and Sons Paper Co.)	Camden City	\$106,401
City of Camden (Clement Coverall Company)	Camden City	\$125,521
City of Camden (Conrail Site)	Camden City	\$75,909
City of Camden (DiStasio Chevrolet)	Camden City	\$98,881
City of Camden (Evergreen Products)	Camden City	\$181,455
City of Camden (Export Machine Sales Site)	Camden City	\$103,301
City of Camden (Fire Insurance Building)	Camden City	\$51,947
City of Camden (Former Action Port a Pot)	Camden City	\$78,054
City of Camden (Former Conrail Site)	Camden City	\$22,978
City of Camden (Former Consolidated Foam)	Camden City	\$83,613
City of Camden (Former Service Station)	Camden City	\$55,794
City of Camden (Harry K. Pape and Sons)	Camden City	\$75,395
City of Camden (Jonesies Welding Service)	Camden City	\$77,159
City of Camden (Knox Gelatin Site)	Camden City	\$164,261
City of Camden (Robert Schwiker Property)	Camden City	\$7,100
City of Camden (Steed Scrap Paper & Metal)	Camden City	\$109,478
City of Camden (Sylvias Restaurant)	Camden City	\$51,705
City of Camden (William Bryer Company)	Camden City	\$78,414
City of Camden (Woolworth Property)	Camden City	\$80,055
City of Camden Redevelopment Agency	Camden City	\$52,200
City of Camden (Former Engine World/Spot-a-Pot Site)	Camden City	\$90,069
City of Gloucester (Rug Factory II)	Gloucester City	\$16,851
City of Gloucester City (Empire Vending, Inc.)	Gloucester City	\$42,442
City of Gloucester City (Former Hunter Street School)	Gloucester City	\$37,245
City of Gloucester City (Popcorn Facility & STP)	Gloucester City	\$45,149
City of Gloucester City (Rug Factory)	Gloucester City	\$42,971
City of Gloucester City (Sewage Treatment Plant)	Gloucester City	\$191,985
City of Gloucester City (STP)	Gloucester City	\$144,460
City of Gloucester City (Popcorn/Rug Factories)	Gloucester City	\$287,270
Pennsauken Township (Abarry Steel Company)	Pennsauken Twp.	\$7,850
Township of Gloucester (C&S Associates)	Gloucester City	\$10,939

## Brownfield Municipal Grant Recipients



# 2001

## BROWNFIELDS UPDATE

Application Name	Municipality	Amount
<b>Camden County (continued)</b>		
Township of Gloucester (Champion Generators)	Gloucester Twp.	\$107,740
Township of Gloucester (Champion Generators)	Gloucester City	\$503,472
Township of Gloucester (DESCO Properties)	Gloucester Twp.	\$79,818
Township of Gloucester (DESCO Properties)	Gloucester Twp.	\$19,625
Township of Gloucester (DESCO Property)	Gloucester Twp.	\$134,386
Township of Gloucester (Elizabeth Pine Property)	Gloucester Twp.	\$10,939
Township of Gloucester (Moffas Farm)	Gloucester Twp.	\$82,535
Township of Gloucester (Moffas Farm)	Gloucester Twp.	\$197,276
Township of Gloucester (Moffas Farm)	Gloucester Twp.	\$24,398
Township of Pennsauken (Former Abarry Steel Site)	Pennsauken Twp.	\$43,498
Township of Voorhees - Cherry Hill Equip. II	Voorhees Twp.	\$5,642
Township of Voorhees (Cherry Hill Equip.)	Voorhees Twp.	\$55,940
Township of Voorhees (Cherry Hill Equipment Corp.)	Voorhees Twp.	\$51,331
Township of Voorhees (Cherry Hill Equipment Corp.)	Voorhees Twp.	\$14,665
Township of Winslow (Old Gas Station)	Winslow Twp.	\$63,880
Township of Winslow (Old Gas Station)	Winslow Twp.	\$48,695
Township of Winslow (Presswell Records)	Winslow Twp.	\$78,975
Township of Winslow (Presswell Records) #2	Winslow Twp.	\$6,610
Totals for Camden County: 58 Projects		\$4,709,888
<b>Cape May County</b>		
Borough of Woodbine	Woodbine Boro	\$44,060
Borough of Woodbine (Dehirsch Avenue)	Woodbine Boro	\$79,670
Borough of Woodbine (Old Woodbine School Site)	Woodbine Boro	\$46,070
City of North Wildwood (Eagle Laundry II)	North Wildwood City	\$14,681
City of North Wildwood (Eagle Laundry)	North Wildwood City	\$80,466
City of Sea Isle City (Sewage Treatment Plant)	Sea Isle City	\$5,835
City of Wildwood (Deans Transmissions)	Wildwood City	\$401,604
City of Wildwood (Kojacks)	Wildwood City	\$106,722
City of Wildwood (Laundromat)	Wildwood City	\$70,573
City of Wildwood (Menz Produce)	Wildwood City	\$92,777
Middle Township (Colson Lumber)	Middle Twp.	\$32,180
Middle Township (Colson's Lumber)	Middle Twp.	\$22,130
Township of Lower (Copson Property)	Lower Twp.	\$56,570
Township of Middle (Colson Lumber)	Middle Twp.	\$7,100
Totals for Cape May County: 14 Projects		\$1,060,438
<b>Cumberland County</b>		
City of Bridgeton (Abbott's Mfg Property)	Bridgeton City	\$113,071
City of Millville (Delsea Parker Site)	Millville City	\$168,554
City of Millville (Indyg Corporation)	Millville City	\$101,081
City of Millville (Whitehead Property)	Millville City	\$6,051
City of Millville (Whitehead Property)	Millville City	\$47,002
City of Vineland (Abandoned Gas Station)	Vineland City	\$62,030
City of Vineland (Dress Factory)	Vineland City	\$40,182
City of Vineland (Gregs Automotive World)	Vineland City	\$51,666
City of Vineland (Rossi Oil)	Vineland City	\$62,030
City of Vineland (South East Boulevard)	Vineland City	\$43,614
City of Vineland (Vineland Fuel Company, Inc.)	Vineland City	\$57,050
City of Vineland (Washington Avenue Site)	Vineland City	\$59,405
Totals for Cumberland County: 12 Projects		\$811,736
<b>Essex County</b>		
Bloomfield Township (Ray-Lar Tools)	Bloomfield Town	\$54,945
City of East Orange (Central Avenue)	East Orange City	\$29,507
City of East Orange (Hart Development Company)	East Orange City	\$28,297
City of East Orange (Multiplex Concrete Co.)	East Orange City	\$60,000
City of East Orange (Park Avenue)	East Orange City	\$28,297
City of East Orange (Princeton Street)	East Orange City	\$28,297
City of Newark (Abandoned Gasoline Station #2)	Newark City	\$31,740
City of Newark (Abandoned Gasoline Station)	Newark City	\$27,957
City of Newark (Arkansas Chemical Co.)	Newark City	\$89,088
City of Newark (Avon Sheet Metal)	Newark City	\$38,423
City of Newark (Boylan Street Recreation Center)	Newark City	\$38,619
City of Newark (Central Steel & Drum)	Newark City	\$204,219

### Camden (cont.)

use. Prior grants totaling nearly \$31,000 have been used to make a preliminary investigation and initial site investigation of the location.

■ Camden received \$286,856 to complete site investigation at 619 Carl Miller Boulevard, a site that is part of the city's South Waterfront Development Area. The grant supplements an initial award of \$125,521 to the city for investigation of the site.

■ Camden received \$82,558 for preliminary assessment and site investigation of an abandoned residential and commercial location at 852 Ferry Avenue that the city will redevelop for a new public library.

### Cape May County

■ North Wildwood received \$24,755 to complete investigation of a site identified as Eagle Laundry II at 18th and Delaware avenues. The city previously received a grant of \$14,681 to initiate the site investigation. The site is part of North Wildwood's redevelopment area and will be transferred to a developer for construction of new residential housing units.

### Cumberland County

■ Vineland received two grants totaling almost \$114,000. Vineland will receive a grant of \$56,885 for preliminary assessment and site investigation of a vacant factory building located at

(continued on next page)



# 2001 BROWNFIELDS UPDATE

**Cumberland (cont.)**  
811 East Oxford Street that Vineland plans to redevelop as an industrial location. It also was approved for a grant of \$56,885 for preliminary assessment and investigation of a vacant block at 520 South Seventh Street formerly occupied by a bakery. Located in the Cumberland Empowerment Zone, the city plans to redevelop the location for commercial or industrial use and has already demolished several existing structures located on the site.

## Essex County

■ Irvington received two grants totaling more than \$71,350. Irvington will receive \$33,575 for site investigation at 845-847 Springfield Avenue earmarked for future commercial use including retail stores, and will get a \$37,775 grant for site investigation at 849-853 Springfield Avenue, also intended for commercial and retail use.

■ Livingston received \$7,850 for preliminary assessment of 89-101 Okner Parkway, a known contaminated industrial site that the township intends to redevelop for recreational uses.

■ Newark received \$97,100 for a remedial investigation of the site of a former General Electric lamp manufacturing plant that may be sold to the local school district or put back into commercial use once it is environmentally

(continued on next page)

## Brownfield Municipal Grant Recipients

Application Name	Municipality	Amount
<b>Essex County (continued)</b>		
City of Newark (Duralac)	Newark City	\$65,683
City of Newark (Former Gasoline Station)	Newark City	\$48,170
City of Newark (Former General Electric Site)	Newark City	\$72,330
City of Newark (General Color Company)	Newark City	\$60,850
City of Newark (Healy Muspyg)	Newark City	\$43,502
City of Newark (Hudsar, Inc.)	Newark City	\$61,270
City of Newark (International Metallurgical Service)	Newark City	\$62,408
City of Newark (Lionetti Oil)	Newark City	\$60,320
City of Newark (NCS Plating)	Newark City	\$44,065
City of Newark (Newark Airport Limousine/Bill's Auto)	Newark City	\$41,793
City of Newark (Norris Industries)	Newark City	\$54,335
City of Newark (Northern NJ Oil)	Newark City	\$80,040
City of Newark (Red Raven Rubber Company)	Newark City	\$82,547
City of Newark (Red Raven Rubber Company)	Newark City	\$7,850
City of Newark (Royal Recovery)	Newark City	\$67,692
City of Newark (Scientific Chemical Processing)	Newark City	\$83,440
City of Newark (Synfax Site)	Newark City	\$71,396
City of Newark (US Postal Facility)	Newark City	\$28,110
Maplewood Township (Fresco Silver Co.)	Maplewood Twp.	\$84,500
Township of Irvington (Redevelopment Properties)	Irvington Town	\$100,460
Township of Maplewood (Fresco Silver Company)	Maplewood Twp.	\$62,138
Totals for Essex County: 33 Projects		\$1,942,288
<b>Gloucester County</b>		
Borough of Clayton (P.J. Auto Site)	Clayton Boro	\$86,428
Borough of Glassboro (Consumers Oil Service)	Glassboro Boro	\$41,450
Borough of Glassboro (Ice House/Cold Storage)	Glassboro Boro	\$43,393
Borough of National Park (Beach Road Site)	National Park Boro	\$42,536
Borough of Paulsboro (Coastal Services Property)	Paulsboro Boro	\$7,850
Borough of Paulsboro (P & D Auto Restoration)	Paulsboro Boro	\$85,875
Borough of Swedesboro (USSBA Site)	Swedesboro Boro	\$29,474
City of Woodbury (Former Forway Industries)	Woodbury City	\$24,150
Elk Township (Cummines Trash Removal)	Elk Twp.	\$47,855
Swedesboro Borough (Hoertter Site)	Swedesboro Boro	\$60,932
Township of Deptford (Mostovlyan Court Gas Station)	Deptford Twp.	\$61,967
Township of Deptford (Old Broadway Vacant Service Station)	Deptford Twp.	\$88,673
Township of Deptford (Sharpies Pit #2)	Deptford Twp.	\$122,429
Township of Deptford (Sharpies Pit)	Deptford Twp.	\$49,384
Township of Deptford (Sharpies Pit)	Deptford Twp.	\$100,607
Township of Deptford (Sharpies Pit)	Deptford Twp.	\$69,831
Township of Logan (Logan Circuits)	Logan Twp.	\$66,096
Township of Mantua (Struthers Dunn, Inc.)	Mantua Twp.	\$76,630
Township of Monroe (Kiryk Petro)	Monroe Twp.	\$97,701
Township of Monroe (Simmermon Property)	Monroe Twp.	\$83,599
Township of Washington (167 Hurffville-Cross Keys)	Washington Twp.	\$10,529
Township of Washington (203 Greentree Road)	Washington Twp.	\$6,979
Township of Washington (Altair Drive)	Washington Twp.	\$9,689
Township of Washington (Beech Avenue)	Washington Twp.	\$6,979
Township of Washington (Beechwood Street)	Washington Twp.	\$6,979
Township of Washington (Bells Lake Sanitarian)	Washington Twp.	\$6,979
Township of Washington (Bells Lake Sanitation Comp.)	Washington Twp.	\$12,118
Township of Washington (Dorado Avenue)	Washington Twp.	\$19,323
Township of Washington (Greentree Road)	Washington Twp.	\$44,474
Township of Washington (Haines Drive)	Washington Twp.	\$9,689
Township of Washington (Hurffville-Cross Keys)	Washington Twp.	\$6,979
Woodbury City (Fomer Forway Industries)	Woodbury City	\$49,935
Totals for Gloucester County: 32 Projects		\$1,477,512
<b>Hudson County</b>		
City of Bayonne (Fleetwood & Minnie Banks Property)	Bayonne City	\$47,225
City of Bayonne (Baker & Baker Realty)	Bayonne City	\$47,750
City of Bayonne (Bayonne Properties, Inc.)	Bayonne City	\$303,135
City of Bayonne (Bayonne Propts)	Bayonne City	\$336,188
City of Bayonne (Consolidated Rail Corporation)	Bayonne City	\$50,900
City of Bayonne (Cottage Street Realty Corp.)	Bayonne City	\$6,065
City of Bayonne (Dugan Property)	Jersey City	\$39,129



## Brownfield Municipal Grant Recipients



# 2001

## BROWNFIELDS UPDATE

Application Name	Municipality	Amount
<b>Hudson County (continued)</b>		
City of Bayonne (Franks Auto Service)	Bayonne City	\$59,615
City of Bayonne (Kate D Corporation)	Bayonne City	\$42,185
City of Bayonne (Marvin Klein Property)	Bayonne City	\$88,275
City of Bayonne (Point Builders)	Bayonne City	\$23,670
City of Bayonne (Point Builders, Inc.)	Bayonne City	\$136,745
City of Bayonne (Sampson Tank Cleaning)	Bayonne City	\$147,070
City of Bayonne (Steve Leo Property)	Bayonne City	\$103,295
City of Hoboken (Todd Shipyards)	Hoboken City	\$70,768
Jersey City (City Chemical Corp.)	Jersey City	\$185,699
Kearny Town (Belgrove Drive Property)	Kearny Town	\$63,500
Town of Harrison (Phillips 66)	Harrison Town	\$8,375
Town of Harrison (Phillips 66)	Harrison Town	\$33,633
Town of Kearny (199 Devon Terrace)	Kearny Town	\$122,710
Town of Kearny (Belgrove Drive Property)	Kearny Town	\$52,081
Town of Kearny (Bergen Avenue II)	Kearny Town	\$8,200
Town of Kearny (Bergen Avenue)	Kearny Town	\$8,200
Town of Kearny (Devon Terrace)	Kearny Town	\$91,250
Town of Kearny (JVL Realty Co. Inc.)	Kearny Town	\$54,510
Town of Kearny (Meadowland Gas Station)	Kearny Town	\$53,392
Town of Kearny (Schuyler Ave.)	Kearny Town	\$74,750
Town of Kearny (Trojan Tool and Die Corporation)	Kearny Town	\$32,159
Town of Kearny (Trojan Tool and Die)	Kearny Town	\$8,200
Town of Kearny (Wilede & Sons Company)	Kearny Town	\$47,291
Town of Secaucus - Keystone Metal Finishers	Secaucus Town	\$139,250
Town of Secaucus (Keystone Metal Finishers)	Secaucus Town	\$24,238
Town of Secaucus, County of Hudson	Secaucus Town	\$27,989
Town of West New York (Foreclosed Properties)	West New York Town	\$7,430
Township of North Bergen (Auto Body Center)	North Bergen Twp.	\$66,440
Township of North Bergen (Coastal Storage)	North Bergen Twp.	\$86,285
Township of North Bergen (Four Three Oh Corporation)	North Bergen Twp.	\$71,375
Township of North Bergen (Garden State Properties)	North Bergen Twp.	\$92,270
Township of Secaucus (Keystone Metal Finishers)	Secaucus Town	\$217,151
Township of Secaucus (Keystone Metal Finishers)	Secaucus Town	\$25,070
Totals for Hudson County: 40 Projects		\$3,103,463
<b>Hunterdon County</b>		
Borough of Hampton (Country Lumber)	Hampton Boro	\$71,725
Borough of Hampton (Donald Bill Residence)	Hampton Boro	\$59,020
Totals for Hunterdon County: 2 Projects		\$130,745
<b>Mercer County</b>		
City of Trenton (667 Martin Luther King Boulevard)	Trenton City	\$2,557
City of Trenton (Blakely Laundry Company, Inc.)	Trenton City	\$41,274
City of Trenton (Champale Site)	Trenton City	\$19,291
City of Trenton (Champale Warehouse)	Trenton City	\$21,991
City of Trenton (Crane Site)	Trenton City	\$6,043
City of Trenton (Crane Site)	Trenton City	\$47,861
City of Trenton (Crane Site)	Trenton City	\$13,048
City of Trenton (Magic Marker Property)	Trenton City	\$109,400
City of Trenton (Magic Marker Site)	Trenton City	\$58,775
City of Trenton (Roebeling Complex)	Trenton City	\$176,795
City of Trenton (Sheridan/Grant Housing)	Trenton City	\$14,658
City of Trenton (Sweeney Property)	Trenton City	\$28,850
City of Trenton (The Addiction Science Center)	Trenton City	\$6,171
City of Trenton (Thropp Brothers Site)	Trenton City	\$22,769
City of Trenton (Warren Balderston Site)	Trenton City	\$22,235
City of Trenton (West Ward Firehouse)	Trenton City	\$51,016
City of Trenton, County of Mercer (421 Bridge St.)	Trenton City	\$3,830
City of Trenton, County of Mercer (MLK Gas Station)	Trenton City	\$3,830
City of Trenton-Blakely Laundry	Trenton City	\$149,747
Township of Ewing (Hibberts Automotive)	Ewing Twp.	\$2,390
Township of Ewing (Kuhn-Jacob Property)	Ewing Twp.	\$109,194
Township of Ewing (Morris Wheeler)	Ewing Twp.	\$96,513
Township of Ewing (Robbins/Troy Site)	Ewing Twp.	\$60,406
Township of Hamilton (Neapara Rubber Company)	Hamilton Twp.	\$206,819
Township of Hamilton (Rylco Rubber Products)	Hamilton Twp.	\$101,405

### Essex (cont.)

*sound. A previous HDSRF grant of \$72,330 funded the preliminary assessment of the Boyd Street site.*

### Gloucester County

■ Franklin Township received three grants totaling about \$260,000. These include a grant of \$148,865 for preliminary assessment of the Meredith Farms site on Harding Highway, an abandoned poultry processing plant that the township intends to redevelop as an industrial park. Also, a grant of \$81,770 for preliminary assessment and site investigation of an abandoned residential site also used as an auto repair shop at 1633 West Blvd. that Franklin has earmarked for residential redevelopment. The third grant to Franklin is \$20,256 for preliminary assessment and investigation of an eight-acre site containing a small building formerly used as an auto repair facility and a vacant house at 1698 Harding Highway that will be devoted to new commercial development.

■ West Deptford received \$96,308 for remedial investigation of a 600-acre site on Jobstown Road that is part of River Winds at West Deptford. The township's development plans include assisted living facilities, an indoor community center, an aquatic facility, a golf course, marina, hotel conference center, and restaurants and shops.



# 2001 BROWNFIELDS UPDATE

## Hudson County

■ Harrison received \$30,582 for a remedial investigation of the site of an abandoned service station at 104-108 Harrison Avenue that is part of the town's redevelopment plan and will be used for new commercial development. Prior HDSRF grants totaling \$42,000 funded earlier work on the site.

## Mercer County

■ Trenton received \$53,714 for investigation of the Aratex site at 250 Ewing Street that is part of the Coal Port Redevelopment Plan and earmarked for future commercial or industrial use. An abandoned one-story building now occupies the site.

## Middlesex County

■ Perth Amboy received \$60,875 for a preliminary assessment and site investigation of a site comprised of properties that form a continuous tract at 585-593-597-601 Sayre Avenue in the city's commercial area. The entire site was a lumber yard until the mid-1950s and is now the location of at least two businesses, an ornamental metals company and a marine engine repair garage. An auto repair shop also was located there. The site is part of the city's revitalization plan.

## Monmouth County

■ Wall Township received \$133,871 for preliminary assessment and investigation of the former Sun Dry Cleaners site located at

(continued on next page)

## Brownfield Municipal Grant Recipients

Application Name	Municipality	Amount
<b>Mercer County (continued)</b>		
Township of Lawrence (Saturn Chemical)	Lawrence Twp.	\$324,907
Township of Lawrence (Saturn Chemical)	Lawrence Twp.	\$599,477
Township of Lawrence (Trenton Fibre Drum Site)	Lawrence Twp.	\$272,277
Totals for Mercer County: 28 Projects		\$2,573,529
<b>Middlesex County</b>		
Borough of Carteret (Carteret Waterfront Project)	Carteret Boro	\$65,469
Borough of Carteret (Carteret Waterfront Project)	Carteret Boro	\$29,427
Borough of Metuchen (B & W Automotive)	Metuchen Boro	\$67,380
Borough of Metuchen (Metuchen Marine Supply)	Metuchen Boro	\$73,210
Borough of Middlesex (Former Municipal Landfill)	Middlesex Boro	\$1,335,570
Borough of South Plainfield	South Plainfield Boro	\$183,650
Borough of South Plainfield (Municipal Bldgs)	South Plainfield Boro	\$294,650
Borough of South Plainfield (Non-Ferrous Metals)	South Plainfield Boro	\$94,055
Borough of South Plainfield (Platina Refining Laboratory)	South Plainfield Boro	\$86,781
City of New Brunswick (401 Jersey Avenue)	New Brunswick City	\$74,420
City of New Brunswick (401 Joyce Kilmer Ave.)	New Brunswick City	\$30,939
City of New Brunswick (A to Z Resource Recovery)	New Brunswick City	\$34,063
City of New Brunswick (A to Z Resource Recovery)	New Brunswick City	\$228,865
City of Perth Amboy (102 Smith Street)	Perth Amboy City	\$28,170
City of Perth Amboy (Former General Cable)	Perth Amboy City	\$202,625
City of Perth Amboy (General Cable)	Perth Amboy City	\$76,400
City of Perth Amboy (McWilliam Stadium)	Perth Amboy City	\$102,019
City of Perth Amboy (Mechanic Street Realty Corp.)	Perth Amboy City	\$163,811
City of Perth Amboy (Mechanics Street Realty)	Perth Amboy City	\$558,334
City of Perth Amboy (Rector Street Associates Site)	Perth Amboy City	\$123,507
City of Perth Amboy (Rector Street Associates)	Perth Amboy City	\$76,400
Perth Amboy City (1050 State Street)	Perth Amboy City	\$355,127
Perth Amboy City (Broad & Rector Streets)	Perth Amboy City	\$81,273
Township of East Brunswick (Former Middlesex Bus Terminal)	East Brunswick Twp.	\$121,293
Township of Old Bridge (Hicks Auto Body)	Old Bridge Twp.	\$71,449
Township of Woodbridge (Alibani Property)	Woodbridge Twp.	\$7,850
Township of Woodbridge (Cliff Road)	Woodbridge Twp.	\$36,170
Township of Woodbridge (Crows Mill Road Site)	Woodbridge Twp.	\$61,295
Township of Woodbridge (Industrial Highway Corp)	Woodbridge Twp.	\$64,944
Township of Woodbridge (Industrial Highway Corp)	Woodbridge Twp.	\$36,200
Township of Woodbridge (Kross Property)	Woodbridge Twp.	\$69,359
Township of Woodbridge (Port Reading Avenue)	Woodbridge Twp.	\$71,585
Totals for Middlesex County: 32 Projects		\$4,906,290
<b>Monmouth County</b>		
Asbury Park (CCR Bacchus)	Asbury Park City	\$46,280
Borough of Keansburg (Bayshore Oil Company)	Keansburg Boro	\$74,197
Borough of Red Bank (Oil Delivery, Inc.)	Red Bank Boro	\$99,937
Borough of Roosevelt (Roosevelt Auto & Truck)	Freehold Boro	\$108,966
Borough of Roosevelt, Monmouth County #2	Monmouth Beach Boro	\$54,422
City of Asbury Park (110 First Avenue-Ocean Prop)	Asbury Park City	\$40,794
City of Asbury Park (1501 Ocean Ave-Ocean Prop)	Asbury Park City	\$45,729
City of Asbury Park (201 Cookman Ave-Ocean Prop)	Asbury Park City	\$51,163
City of Asbury Park (211-215 Third Ave-Ocean Prop)	Asbury Park City	\$40,794
City of Asbury Park (301 Lake Avenue-Ocean Prop)	Asbury Park City	\$44,023
City of Asbury Park (303 Lake Avenue-Ocean Prop)	Asbury Park City	\$60,823
City of Asbury Park (311-343 Cookman Ave-Ocean Prop)	Asbury Park City	\$50,953
City of Asbury Park (314-332 Cookman Ave-Ocean Prop)	Asbury Park City	\$65,443
City of Asbury Park (400/408 Cookman Ave-Ocean Prop)	Asbury Park City	\$57,567
City of Asbury Park (CCR Bacchus)	Asbury Park City	\$5,750
City of Asbury Park (Finks Plastic)	Asbury Park City	\$5,750
City of Asbury Park (Ocean Mile Development Group)	Asbury Park City	\$132,800
City of Long Branch (331 Broadway)	Long Branch City	\$38,450
City of Long Branch (Jerry Morgan Park)	Long Branch City	\$254,574
Keansburg Municipal Utilities Authority	Keansburg Boro	\$23,665
Township of Hazlet (MRM Investors Corporation)	Hazlet Twp.	\$104,336
Township of Marlboro (Becker Properties)	Marlboro Twp.	\$267,570
Township of Marlboro (Entron Industries Inc.)	Marlboro Twp.	\$576,260
Township of Marlboro (J & M Land Company)	Marlboro Twp.	\$250,922

## Brownfield Municipal Grant Recipients



# 2001 BROWNFIELDS UPDATE

Application Name	Municipality	Amount
<b>Monmouth County (continued)</b>		
Township of Marlboro (Spiro Drake Property)	Marlboro Twp.	\$458,453
Township of Marlboro (Storer Property)	Marlboro Twp.	\$260,058
Township of Millstone (Gary Galliker Property)	Millstone Twp.	\$12,575
Township of Millstone (Gary Galliker Property)	Millstone Twp.	\$20,774
Township of Neptune (Former Chidnese Property)	Neptune Twp.	\$25,272
Township of Neptune (Former Meyer Estate)	Neptune Twp.	\$25,272
Township of Neptune (Former Tides Motel)	Neptune City Boro	\$42,448
Township of Ocean (Ocean Glades Condo Development)	Ocean Twp.	\$237,187
Township of Ocean (Ocean Glades Condominium)	Ocean Twp.	\$94,108
Twp. of Aberdeen, County of Monmouth (Ernst Zobel)	Aberdeen Twp.	\$136,779
Twp. of Aberdeen, County of Monmouth (South River)	Aberdeen Twp.	\$542,647
Totals for Monmouth County: 35 Projects		\$4,356,741
<b>Morris County</b>		
Borough of Butler (Former Pequannock Soft Rubber)	Butler Boro	\$189,123
Borough of Butler (Former Pequannock Soft Rubber)	Butler Boro	\$9,866
Township of Hanover (Van Dyk Research Corp)	Hanover Twp.	\$205,498
Township of Monroe (ATS Site)	Hanover Twp.	\$105,282
Township of Parsippany-Troy Hills (Trans City)	Parsippany-Troy Hills T	\$43,845
Township of Randolph (E. A. Porter, Inc.)	Randolph Twp.	\$77,995
Township of Randolph (Vacant Land)	Randolph Twp.	\$8,585
Township of Rockaway (White Meadow Lake Autobody)	Rockaway Boro	\$118,205
Totals for Morris County: 8 Projects		\$758,399
<b>Ocean County</b>		
Barnegat Township (290 South Main Street)	Barnegat Twp.	\$79,836
Borough of Ocean Gate (Bona Service Station)	Ocean Gate Boro	\$203,486
Borough of Pine Beach (Vista Properties)	Pine Beach Boro	\$21,570
Borough of Pine Beach (VISTA Properties)	Pine Beach Boro	\$112,363
Borough of Point Pleasant (Sea Coast Oil Property)	Point Pleasant Beach Bo	\$15,432
Township of Jackson (Jackson Township Landfill)	Jackson Twp.	\$650,000
Totals for Ocean County: 6 Projects		\$1,082,687
<b>Passaic County</b>		
City of Clifton (20 Ann Street aka Spectrum Inc Co)	Clifton City	\$59,359
City of Clifton (Pinnacle Technologies Site)	Clifton City	\$165,654
City of Clifton (Spectrum Ink Corp-20 Ann St)	Clifton City	\$7,893
City of Passaic (Chestnut Street Site)	Passaic City	\$98,021
City of Passaic (Chestnut Street Site)	Passaic City	\$46,056
City of Passaic (Innovative Laminating Site)	Passaic City	\$50,076
City of Passaic (Monroe Street Site)	Passaic City	\$75,994
City of Passaic (River Oil Site)	Passaic City	\$107,619
City of Passaic (River Oil Site)	Passaic City	\$70,900
City of Paterson (Ferrante Property)	Paterson City	\$27,305
City of Paterson (Former ATP Precursors, Inc.)	Paterson City	\$165,500
City of Paterson (Former ATP Processors, Ltd)	Paterson City	\$85,692
City of Paterson (La Houd Property)	Paterson City	\$80,605
City of Paterson (Summer Street Site)	Paterson City	\$190,545
Totals for Passaic County: 14 Projects		\$1,231,219
<b>Salem County</b>		
Borough of Penns Grove ( 79 South Broad Street)	Penns Grove Boro	\$34,100
Borough of Penns Grove (113 S. Broad Street)	Penns Grove Boro	\$32,315
Borough of Penns Grove (125 Tyrone Street)	Penns Grove Boro	\$17,295
Borough of Penns Grove (13 State Street)	Penns Grove Boro	\$32,315
Borough of Penns Grove (132-138 Delaware Ave)	Penns Grove Boro	\$72,132
Borough of Penns Grove (146 S. Broad Street)	Penns Grove Boro	\$31,475
Borough of Penns Grove (44 & 48 S. Smith Street)	Penns Grove Boro	\$31,475
Borough of Penns Grove (65 S. Broad St.)	Penns Grove Boro	\$62,100
Borough of Penns Grove (71 W. Harmony St.)	Penns Grove Boro	\$86,410
Borough of Penns Grove (Broad Street School)	Penns Grove Boro	\$51,052
Borough of Penns Grove (Broadway Tire Service)	Penns Grove Boro	\$68,950
Borough of Penns Grove (Broadway Tire)	Penns Grove Boro	\$5,900
Borough of Penns Grove (Brown Property)	Penns Grove Boro	\$34,100
Borough of Penns Grove (Griff Garage)	Penns Grove Boro	\$72,990

### Monmouth (cont.)

2213 Highway 35 and 1404 Atlantic. NJDEP has identified the site as a major source of ground water contamination that is also suspected of harboring several other environmental problems including underground storage tanks, dry wells and floor drains. The township plans to use the site for commercial redevelopment when it is environmentally restored.

### Salem County

■ Quinton received \$310,335 for preliminary assessment and site investigation of the Gravelly Hill project site, a 90-acre former solid waste disposal facility that is listed by NJDEP as a known contaminated site. The township has targeted the site for possible residential and commercial redevelopment.

### Union County

■ Elizabeth received \$76,625, to investigate a site at 217-231 Front Street, which historical information indicates was used as a foundry as early as 1889. Owned by the city, the site is incorporated in the Elizabeth Waterfront Development Plan with expectations it will be used for new residential development and/or to create a parking area for an adjacent soccer field.

■ Rahway received \$37,287 to complete remedial investigation of a site at 80 East Milton Avenue within the Rahway

(continued on next page)





# 2001 BROWNFIELDS UPDATE

## Union (cont.)

Central Business District Redevelopment Area intended to be redeveloped for commercial use. The grant supplements an earlier HDSRF commitment of \$135,950 for investigation of the site.

## HDSRF Contacts

Program funding is available to New Jersey municipalities for sites they have acquired through foreclosure or purchase or on which they hold tax sale certificates.

NJEDA and NJDEP operate the program jointly. NJDEP reviews applications to determine eligibility and the scope of work needed to investigate and restore each site. NJEDA manages the fund and makes grants or loans to projects NJDEP finds eligible.

The program provides funds for preliminary assessment of suspected contaminated sites, investigation to collect and evaluate data about the environmental contamination of a site, remedial investigation to examine contamination and the problems associated with it and remedial action to design site cleanups.

Municipalities seeking additional information about the program can contact the NJDEP at (609) 633-1487 or by e-mail to [estankie@dep.state.nj.us](mailto:estankie@dep.state.nj.us). They also may contact the NJEDA at (609) 292-0350 or by e-mail to [msylvester@njeda.com](mailto:msylvester@njeda.com).

## Brownfield Municipal Grant Recipients

Application Name	Municipality	Amount
<b>Salem County (continued)</b>		
Borough of Penns Grove (Main & N. Broad Street)	Penns Grove Boro	\$33,050
Borough of Penns Grove (Petrucelli Property)	Penns Grove Boro	\$5,300
Borough of Penns Grove (Vacant Property)	Penns Grove Boro	\$6,013
Borough of Penns Grove (Wilson Property)	Penns Grove Boro	\$34,100
City of Salem (Landis Realty)	Salem City	\$72,495
City of Salem (National Freight Site)	Salem City	\$110,670
City of Salem (National Freight)	Salem City	\$46,910
City of Salem (National Freight/Landis Realty)	Salem City	\$103,050
Penns Grove Borough (Ofracs, Inc)	Penns Grove Boro	\$41,135
Penns Grove Borough (S. Broad Street & Walnut St)	Penns Grove Boro	\$72,583
Township of Carneys Point (Rappas Gas Station)	Upper Penns Neck Twp.	\$48,707
Township of Carneys Point (A. Clemente - Asphalt)	Upper Penns Neck Twp.	\$170,254
Township of Carneys Point (A. Clemente - Vacant)	Upper Penns Neck Twp.	\$48,150
Township of Carneys Point (A. Clemente - Vacant)	Upper Penns Neck Twp.	\$48,150
Township of Carneys Point (A. Clemente - Vacant)	Upper Penns Neck Twp.	\$48,150
Township of Carneys Point (A. Clemente - Vacant)	Upper Penns Neck Twp.	\$107,044
Township of Carneys Point (Former Nursing Home)	Upper Penns Neck Twp.	\$17,825
Township of Carneys Point (Nicks Auto Parts)	Upper Penns Neck Twp.	\$131,531
Township of Carneys Point (Nicks Used Auto Parts)	Upper Penns Neck Twp.	\$83,083
Township of Carneys Point (Rappa's Gas Station)	Upper Penns Neck Twp.	\$55,231
Township of Carneys Point (Shell Road)	Upper Penns Neck Twp.	\$35,613
Township of Carneys Point (Upper Penns Neck Landfill)	Upper Penns Neck Twp.	\$330,887
Township of Carneys Point (Upper Penns Neck Sanitary Landfill)	Upper Penns Neck Twp.	\$762,905
Township of Carneys Point (Former Nursing Home)	Upper Penns Neck Twp.	\$83,401
Township of Pittsgrove (US Grain and Feed Bldg)	Pittsgrove Twp.	\$129,819
Totals for Salem County: 39 Projects		\$3,258,665
<b>Somerset County</b>		
Borough of Bound Brook (Tea Street)	Bound Brook Boro	\$32,900
Totals for Somerset County: 1 Project		\$32,900
<b>Union County</b>		
Borough of New Providence (Wang Property)	New Providence Boro	\$127,433
City of Elizabeth (Sackmeister Property)	Elizabeth City	\$84,704
City of Plainfield (#2 South Second Street Redevelopment)	Plainfield City	\$8,375
City of Plainfield (#3 South Second Street Redevelopment)	Plainfield City	\$7,535
City of Plainfield (#4 South Second Street Redevelopment)	Plainfield City	\$7,535
City of Plainfield (#5 South Second Street Redevelopment)	Plainfield City	\$8,375
City of Plainfield (South Second Street Redevelopment)	Plainfield City	\$7,535
City of Plainfield (South Second Street)	Plainfield City	\$289,124
City of Plainfield (Teppers Department Store)	Plainfield City	\$98,901
City of Rahway	Rahway City	\$135,950
City of Rahway (First American Polish Union Property)	Rahway City	\$8,060
City of Rahway (Harry Kagan Property)	Rahway City	\$6,590
City of Rahway (Irving Street & E. Milton Ave)	Rahway City	\$8,060
City of Rahway (Marshott Property)	Rahway City	\$54,575
City of Rahway (Timko Property)	Rahway City	\$8,060
City of Rahway (Warwick Laboratories, Inc.)	Rahway City	\$450,805
City of Rahway (Warwick Laboratories, Inc.)	Rahway City	\$131,068
Plainfield City (Park Madison Site)	Plainfield City	\$82,558
Township of Hillside (Emeloid Industries)	Hillside Twp.	\$7,850
Township of Hillside (Superior Poly Bag)	Hillside Twp.	\$206,657
Township of Union (Morris Avenue)	Union Twp.	\$69,065
Township of Union (Reisen Lumber and Millwork Co.)	Union Twp.	\$3,545
Township of Union (Schaeffer Salts)	Union Twp.	\$105,500
Totals for Union County: 23 Projects		\$1,917,860
<b>Warren County</b>		
Borough of Washington	Washington Boro	\$48,800
Borough of Washington (Turbine Alloy Corporation)	Washington Boro	\$213,835
Borough of Washington (Turbine Alloy Corporation)	Washington Boro	\$99,268
Town of Phillipsburg (Fasco Finishing Co.)	Phillipsburg Town	\$193,030
Town of Phillipsburg (Fasco Finishing Co.)	Phillipsburg Town	\$267,262
Totals for Warren County: 5 Projects		\$822,195

### What is a brownfield site?

Any former or current commercial or industrial site that is currently vacant or underutilized and on which there has been, or there is suspected to have been, a discharge of contamination.

New Jersey Department of Environmental Protection  
Site Remediation Program  
Program Support Element  
P.O. Box 413  
Trenton, NJ 08625-0413  
(609) 984-3081  
[www.state.nj.us/dep/srp](http://www.state.nj.us/dep/srp)